

**MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENTS & APPEALS MEETING  
HELD FEBRUARY 22, 2021, 7:00 P.M., VIA AUDIO/VIDEOCONFERENCE**

James Quinn, Chair (Place 1) Robert L. Rogers, Vice Chair (Place 2)	Jim Etherton, (Place 3) Henry Mayes (Place 4) Paul Dertien (Place 5)	Kara Trissel (Alternate 1) Jona TenEyck (Alternate 2)
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*This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.*

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIR JAMES QUINN**

Chairman Quinn called the meeting to order at 7:02 p.m.

**2. ROLL CALL**

**SECRETARY**

Present: Chairman Quinn, Vice Chair Rogers, Members Etherton, Mayes, Dertien and Alternate Trissel

Absent: Alternate TenEyck

Staff Present: City Administrator Jones, Development Services Director Jolly

**3. APPROVAL OF MINUTES**

January 11, 2021 meeting

A motion was made by Vice Chair Rogers and seconded by Board Member Mayes to approve the minutes of the January 11, 2021 meeting. The motion passed unanimously.

**B. NEW BUSINESS:**

- 1. Consideration and possible action on a request by Miller and Hawkins, LLC for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Article 14.02, Section 14.02.061, Chart 5 Minimum and Maximum Square Footage for Buildings and maximum Impervious cover Requirement, to allow a 675 sq.ft. building in the "B-2" Business-general commercial district at 18685 FM 1431 (Lot 127A, Amended Plat of Lots 127 and 128, Jones Brothers & Crumley's Lake Sandy Subd), Jonestown, TX. (Public hearing was held on January 11, 2021, and action postponed to this meeting).**

Mr. Isaac Mazursky, representative for Miller and Hawkins, LLC presented the revised building plans and responded to Board members questions regarding business hours of operation, building construction and building design. Board Member Mayes made a motion to approve the request for a variance to allow a 675 sq. ft. building in the "B-2" Business-general commercial district at 18685 FM 1431, Jonestown, TX. The motion was seconded by Board Member Etherton and passed unanimously.

2. a. **PUBLIC HEARING** on a request by Robert and Maura Dolormente, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061, (Chart 4. Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures), to allow an increase in accessory building square footage from 800 to 1,000 sq. ft. at 11008 5<sup>th</sup> Street (Lot 90-91 and North ½ Lot 92, Jonestown Hills Unit 4), Jonestown, TX.

Applicants Robert and Maura Dolormente were present to answer Board Members questions regarding their proposed accessory building. Board members noted a second driveway to access the accessory structure was not included in the variance application and the plat would need to be amended before a structure on this unimproved lot would be approved. There were no other citizens present to speak on this variance request so Chairman Quinn closed the public hearing.

**b. Consideration and possible action on the above request by Robert and Maura Dolormente, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061, (Chart 4. Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures), to allow an increase in accessory building square footage from 800 to 1,000 sq. ft. at 11008 5<sup>th</sup> Street (Lot 90-91 and North ½ Lot 92, Jonestown Hills Unit 4),), Jonestown, TX.**

Vice Chair Rogers motioned to table this variance request to the next meeting of the Board of Adjustments and Appeals so applicants may amend their application to include a second driveway to the accessory structure and make application to amend plat to combine Lots 90, 91, and North ½ of Lot 92, Jonestown Hills Unit 4, Jonestown, TX.

3. a. **PUBLIC HEARING** on a request by Eric and Phoebe Beckinger, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Sec. 14.02.061(b)(1), to allow location of a structure in the building setback for property located at 8613 Kelly Cove (Lot 14 Kellywood Estates Subd), Jonestown, TX.

The applicants were not present at the public hearing. With no citizens wishing to speak on this variance request, Chairman Quinn closed the public hearing.

**b. Consideration and possible action on the above request by Eric and Phoebe Beckinger, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Sec. 14.02.061(b)(1), to allow location of a structure in the building setback for property located at 8613 Kelly Cove (Lot 14 Kellywood Estates Subd), Jonestown, TX.**

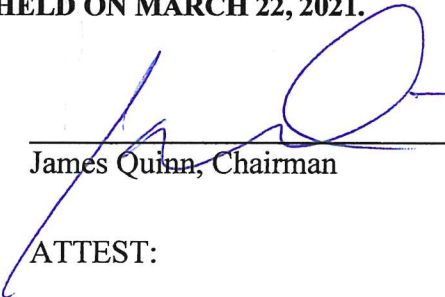
The applicants were not present at the meeting to answer Board Member questions and may be the result of inclement weather conditions. Board Member Etherton made a motion to table this variance request to the next meeting of the Board of Adjustments and Appeals to give the applicants an opportunity to explain their request. The motion was seconded by Board Member Dertien and passed unanimously.

**C. ADJOURNMENT**

A motion was made by Board Member Mayes and seconded by Board Member Dertien to adjourn. Motion passed unanimously. Chairman Quinn adjourned the meeting at 7:55 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON MARCH 22, 2021.**



  
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James Quinn, Chairman

ATTEST:

  
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Rachel Austin, City Secretary



**FINDINGS OF THE BOARD OF ADJUSTMENTS  
CITY OF JONESTOWN**

Date of Meeting: February 22, 2021

**Agenda Item Number:** 1. Miller & Hawkins, LLC, for the property located at 18685 FM 1431 (Lot 127A, Amended Plat of Lots 127 and 128, Jones Brothers & Crumley's Lake Sandy Subd).

**Type:**      X   Variance              Appeal              Reconsideration

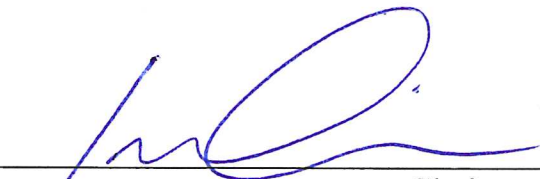
**Description:** A variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061, Chart 5 "Minimum and Maximum Square Footage for Buildings and Maximum Impervious Cover Requirement," to allow a 675 sq. ft. building in a B-2 Business-general commercial district at 18685 FM 1431.

**Findings:** The Board found sufficient evidence was presented to support a cause of hardship on the applicant if a variance was not granted.

**Support for Finding:** Board members reviewed evidence provided by the applicant and found that requiring the minimum square footage of 1,500 sq. ft. for the building would constitute undue hardship.

**Motion and Second:** Motion was made by Mayes to approve the request for a variance to allow construction of a 675 sq. ft. building. Motion was seconded by Etherton.

**Vote:** Quinn -Yes  
Rogers-Yes  
Etherton - Yes  
Mayes -Yes  
Dertien - Yes

  
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Chairman

  
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Vice-Chairman